

City Council  
Atlanta, Georgia

**06-0-0145**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-05-134**  
Date Filed: 12-13-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2228 Bicknell Street, S.E.**, be changed from R-4 (Single-family Residential District to the PD-H (Planned Development-Housing) District, to wit.

ALL THAT TRACT or parcel of land lying and being Land Lot 70, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT A

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2-057-139

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 14TH DISTRICT, IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING LOTS 21;21B AND PART OF LOT 208, LAFAYETTE PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 142, FULTON COUNTY RECORDS, CONTAINING 1.413 ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

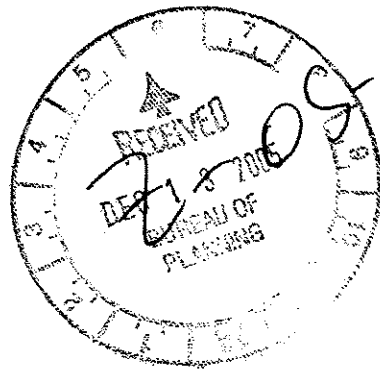
TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION OF THE CENTERLINES OF BICKNELL STREET AND POLAR ROCK ROAD, THENCE SOUTH 38 DEGREES 25 MINUTES 44 SECONDS WEST ALONG THE CENTERLINE OF BICKNELL STREET, 101 61 FEET THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 33 DEGREES 36 MINUTES 32 SECONDS, WEST 54.62 FEET; THENCE ALONG SAID CENTERLINE AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 45.83 FEET, HAVING AN EASTERLY RADIUS OF 116.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 22 DEGREES 49 MINUTES 36 SECONDS, WEST 45.54 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 59 DEGREES 15 MINUTES 54 SECONDS, EAST 154.27 FEET TO AN ANGLE IRON AND THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE SOUTH 59 DEGREES 15 MINUTES 54 SECONDS EAST, 196.45 FEET TO AN IRON PIN PLACED; THENCE SOUTH 06 DEGREES 23 MINUTES 52 SECONDS WEST, 279.00 FEET TO AN IRON PIN PLACED; THENCE NORTH 53 DEGREES 22 MINUTES 07 SECONDS WEST 257.95 FEET TO AN ANGLE IRON ON THE SOUTHERLY RIGHT OF WAY LINE OF BICKNELL STREET, THENCE NORTH 13 DEGREES 30 MINUTES 14 SECONDS, WEST 209.13 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BICKNELL STREET TO AN ANGLE IRON ENLARGED ALONE; THENCE SOUTH 58 DEGREES 32 MINUTES 12 SECONDS EAST, 111.82 FEET TO AN IRON PIN PLACED; THENCE NORTH 16 DEGREES 04 MINUTES 10 SECONDS EAST 81.97 FEET TO THE ANGLE IRON AT THE TRUE POINT OF BEGINNING, SAID COURSED AND DISTANCES BEING TAKEN FROM A SURVEY FOR THOMAS B. WATKINS, DATED January 23, 1985 PREPARED BY METRO ENGINEERING AND SURVEYING CO., INC., BEING THE SEAL OF CHESTER M. SMITH, JR., GRLS NO. 1445.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 14TH DISTRICT, IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA BEING LOT 29, LAFAYETTE PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 142, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT OF WAY OF BICKNELL STREET, AS NOW LOCATED, 100 FEET EASTERLY FROM THE INTERSECTION FORMED BY THE SOUTHERLY RIGHT OF WAY LINE OF BICKNELL STREET AND THE EASTERLY RIGHT OF WAY LINE OF BICKNELL DRIVE AS MEASURED ALONG THE SOUTHERLY RIGHT OF WAY OF BICKNELL STREET, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF BICKNELL STREET 244 FEET TO AN IRON PIN PLACED; THENCE SOUTHEASTERLY ALONG AN OLD FENCE LINE 273 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTHERLY AT AN INTERIOR ANGLE WITH THE LAST PRECEDING LINE OF 108 DEGREES 09 MINUTES, 757 FEET TO AN IRON PIN PLACED; THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 42 DEGREES WITH THE LAST PRECEDING LINE 62.2 FEET TO AN IRON PIN PLACED; THENCE NORTHWESTERLY AT AN

**EXHIBIT A**  
(Continued)

INTERIOR ANGLE WITH THE LAST PRECEDING LINE 154 DEGREES 11 MINUTES 390.8 FEET TO AN IRON PIN FOUND; THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 211 DEGREES 02 MINUTES WITH THE LAST PRECEDING LINE 410.7 FEET TO THE IRON PIN AT THE POINT OF BEGINNING, SAID COURSES AND DISTANCES BEING TAKEN FROM A SURVEY FOR ANNE S. WATKINS, DATED July 1967, PREPARED BY STREET & BOYD LAND SURVEYORS, BEARING THE SEAL OF THOMAS B. BOYD, GRLS NO. 1483.



<div style="text-align: center; font-weight: bold; font-size: 1.2em;">06-0-0145</div> <div style="text-align: center; font-size: 0.8em;">(Do Not Write Above This Line)</div> <p><b>AN ORDINANCE Z-05-134</b>  <b>BY: ZONING COMMITTEE</b></p> <p>An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at <b>2228 Bicknell Street, S.E.</b>, fronting approximately 257.5 feet on the southeast side of Bicknell Street, beginning 109 feet from the southeast corner of Bagwell Drive. Depth: varies. Area: approximately 3.5 acres. Land Lot 70, 14<sup>th</sup> District, Fulton County, Georgia.</p> <p><b>OWNER: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.</b></p> <p><b>APPLICANT: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.</b></p> <p><b>NPU-Z COUNCIL DISTRICT 12</b></p>	<div style="text-align: center; font-weight: bold;">First Reading</div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Committee _____  Date _____  Chair _____  Referred To _____ </div> <div style="width: 45%;"> Committee _____  Date _____  Chair _____  Action _____  Fav, Adv, Hold (see rev. side) _____  Other _____  Members _____  Refer To _____ </div> </div>	<div style="text-align: center; font-weight: bold;">FINAL COUNCIL ACTION</div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> 2nd  <input type="checkbox"/> 1st &amp; 2nd Readings  <input type="checkbox"/> Consent </div> <div style="width: 45%;"> <input type="checkbox"/> 3rd  <input type="checkbox"/> V Vote  <input type="checkbox"/> RC Vote </div> </div> <div style="text-align: center; font-weight: bold; margin-top: 10px;">CERTIFIED</div>
<div style="text-align: center; font-weight: bold;">MAYOR'S ACTION</div>	<div style="text-align: center; font-weight: bold;">MAYOR'S ACTION</div>	<div style="text-align: center; font-weight: bold;">MAYOR'S ACTION</div>